145.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,000 / 690,000
					USE VALUE:	690,000 / 690,000
					ASSESSED:	690,000 / 690,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HODGDON ANDREW D
Owner 2:	BAUMSTEIN CAROL L
Owner 3:	
Street 1:	23 WALL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHEUPLEIN HANS FELIX & -
Owner 2:	SCHEUPLEIN SARAH A MAAS -
Street 1:	23 WALL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,762 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1939, having primarily Vinyl Exterior and 1534 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	239,700		450,300	690,000
Total Card	0.109	239,700		450,300	690,000
Total Parcel	0.109	239,700		450,300	690,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.80 | /Parcel: 449.8

Legal Description

User Acct 95480

GIS Ref

GIS Ref

Insp Date 04/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,900	0	4,762.	450,300	690,200	690,200	Year End Roll	12/18/2019
2019	101	FV	214,200	0	4,762.	422,100	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	204,500	0	4,762.	349,000	553,500	553,500	Year End Roll	12/20/2017
2017	101	FV	204,500	0	4,762.	320,800	525,300	525,300	Year End Roll	1/3/2017
2016	101	FV	204,500	0	4,762.	292,700	497,200	497,200	Year End	1/4/2016
2015	101	FV	193,500	0	4,762.	287,100	480,600	480,600	Year End Roll	12/11/2014
2014	101	FV	193,500	0	4,762.	266,800	460,300	460,300	Year End Roll	12/16/2013
2013	101	FV	193,500	0	4,762.	253,800	447,300	447,300		12/13/2012

!11377!

PRINT

Date	Time
12/11/20	01:33:21

LAST REV

Date	Time
08/19/19	09:03:16

jorourke

11377

USER DEFINED

Prior Id # 1:	95480
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHEUPLEIN HANS	72644-334	1	5/23/2019		778,000	No	No		
CLEMENT VIRGINI	58371-593		1/27/2012		492,000	No	No		
JONES PAUL E &	35295-404		4/18/2002	Family	170,000	No	No		
JONES PAUL	22889-186		2/5/1993			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2017	253	New Wind	13,800	C				
5/2/2016	554	Heat App	13,000					2 MINI SPLIT SYS H
3/22/2012	269	Re-Roof	7,846					
4/1/2003	223	Wood Dec	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2019	SQ Returned	JO	Jenny O
4/19/2018	Meas/Inspect	HS	Hanne S
4/27/2012	MLS	EMK	Ellen K
2/2/2009	Meas/Inspect	372	PATRIOT
12/7/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA: 0.10932 | Total SF/SM: 4762 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,287 | Spl Credit | Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	86269
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347455
Depreciation:	107711
Depreciated Total:	239744

COMMENTS

SHED N.V.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

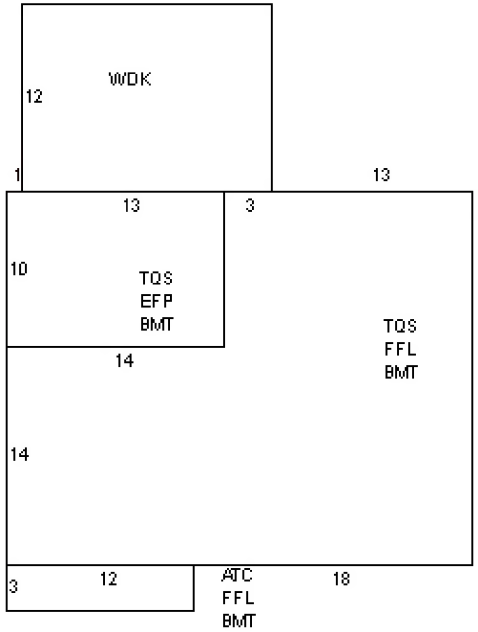
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	106.20
Final Total:	239700	Val/Su SzAd	205.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	756	68.370	51,685
FFL	First Floor	616	171.990	105,946
TQS	3/4 Story	540	171.990	92,875
WDK	Deck	192	10.980	2,109
EFP	Enclos Porch	140	45.740	6,403
ATC	Attic	13	171.990	2,167

Net Sketched Area:	2,257	Total:	261,185

Size Ad	1168.6	Gross Are	2460	FinArea	1534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc